

# Middletown Planning and Zoning Commission



Chair	Stephen Devoto ('21)	
Vice-Chair	Nicholas Fazzino ('21)	
Secretary	Thom Pattavina ('23)	
Members	Richard Pelletier ('23)	Tyrell Brown ('21)
	Catherine Johnson ('23)	Marcus Fazzino ('21)
Alternates	Kellin Atherton ('23)	James O'Connell ('21)
	Shanay Fulton ('23)	
Ex- Officio	Mayor Ben Florsheim	
	William Russo, Director of Public Works	
Staff	Marek Kozikowski, AICP, City Planner	

## AGENDA

**WEDNESDAY, APRIL 22, 2020  
7:00 P.M.**

<https://middletownct.webex.com/middletownct/j.php?MTID=mf976b71ea2884ec0e1cb7dc2dafa2219>

or  
WebEx.com  
Join a Meeting  
Event #716516348  
Password: JeJ7pmJ53RZ  
or  
Dial 408-418-9388  
Access Code: 716516348

- 1. Roll Taking**
- 2. Items removed from the agenda and why**
- 3. Public comment on items on agenda which are not currently scheduled for a public hearing**
- 4. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)**
- 5. Public Hearings (when scheduled)**
  1. Proposed Special Exception for a new medical clinic use in a portion of an existing building located at 211 South Main Street in the MX zone. Applicant/agent 211 South Main Street LLC/Robert Kempenaar II SE2020-2
  2. Continuation of public hearing of a Petition for text amendments to Sections 61 and 40 to modify language related to prohibited uses, rooming houses and clinics in the Middletown Zoning Code. Applicant/agent City of Middletown PCD Dept. Z2020-2
- 7. Old Business**
- 8. New Business**
  1. Request for an affirmative G.S. 8-24 for a 5 year lease agreement between the City of Middletown and Fidelux Lighting, LLC (an existing tenant) for 23,500 sq. ft. at 180 Johnson Street. Applicant/agent City of Middletown/PCD Dept. G.S. 8-24 2020-1
  2. Schedule public hearing for a proposed Special Exception regarding Section 55.03 for construction of a high tunnel greenhouse at 1044 River Road. Applicant/agent Forest City Farms/Gabe Russo SE2020-3  
*Suggested hearing date May 27, 2020.*
- 9. Public comment on topics which are not or have not been the subject of a public hearing**

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 638-4540, (voice) or (860) 638-4812 (TDD/TTY), or the Town Clerk's Office at (860) 638-4910 at least ten (10) days prior to the scheduled meeting.

**10. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

1. Minutes of the March 11, 2020 and April 1, 2020 Meetings
2. Other Commission Affairs
  - a. River-Cog Report
3. Staff Reports

**11. Adjournment**

**Alternates: 1) Kellin Atherton; 2) Shanay Fulton; 3) James O'Connell;**